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June 8, 2021

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OF COUNSEL: RAYMOND SAYEG

VIA EMAIL

Christian Klein, Chairperson
Arlington Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

Re: 1165R Massachusetts Avenue, Arlington, MA

Dear Chairperson Klein:

Thank you for your email of June 2, 2021.

I have consulted with my client and respond to the items as follows:

- Scheduling construction deliveries around those times children will be utilizing Ryder Street to walk to Ottoson Middle School.

Response: The applicant would agree that Ryder Street would not be used for deliveries on school days between the hours of 7:30 a.m. to 8:30 a.m. and 3:00 p.m. to 4:00 p.m.

- Communication with abutters and Ottoson administration concerning construction.

Response: The applicant will provide via email or a link to the project website information several weeks in advance regarding construction activities, a "look ahead", so-called.

- Protection of properties adjacent to the project on Ryder Street and the Massachusetts Avenue right-of-way during construction.

Response: The applicant will do a survey of adjacent properties on Ryder Street and the Massachusetts Avenue right-of-way, which will include photographs preconstruction and postconstruction. The applicant intends to utilize vibration monitoring devices, which will be routinely monitored to measure vibration.

- Can trucks making construction deliveries to the project site make the necessary turns for all three access points, Ryder Street, Quinn Road and the Massachusetts right-of-way?

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Response: Please see the truck movements prepared by Bohler Engineering confirming access and turning radii from all three entry points.

- Are there paths through adjacent properties that would be available for utilization to avoid turns at Ryder Street and Quinn Road?

Response: No benefit would be achieved by accessing the project site via the Lalicatta or Town-owned sites as access is still via Ryder Street. There may perhaps be a benefit to accessing the project site from Mirak Chevrolet. The applicant had previously inquired as to this and was told that it will be permitted on an infrequent basis.

- Will the applicant monitor traffic exiting the property at Ryder Street to ensure that prospective residents do not take a right turn onto Ryder Street in violation of the no right turn sign to be installed?

Response: The applicant cannot monitor the situation. This is not feasible. The applicant has, however, committed to: (a) include in the transportation package provided to residents information which will include the restrictions discussed, specifically, no resident or guest parking on Ryder Street and no right turn onto Ryder Street; (b) promptly having the onsite property manager address with any resident any reported infractions, including providing written warnings to the resident; and (c) advising residents, who persist after warnings, that their lease will not be renewed when it terminates.

- How will guest parking be managed?

Response: Guest parking, as with all parking onsite, will be actively managed by the onsite property manager. All overnight guest parkers will be required to register their vehicles with the property manager in advance and will have an assigned parking space. Guest parking onsite will be on a first-come, first-serve basis. Residents will also avail themselves of the on-street parking permitted by the Town as confirmed by Officer Rateau.

There are four short-term parking spaces in the courtyard intended for short-term parking during weekdays by taxis, rideshare vehicles, delivery trucks and other visitors who intend to remain one hour or less.

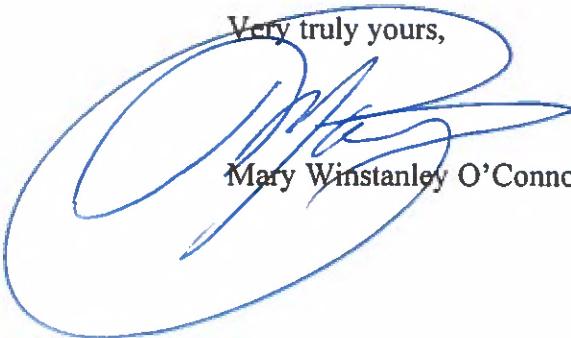
I believe this letter addresses the points raised in your email of June 2, 2021. Please do not hesitate to contact me if you require additional information.

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I thank you.

Very truly yours,



Mary Winstanley O'Connor

MWO/ccg
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cc: Patrick Hanlon, Vice Chairperson (via email)